

MEMORANDUM

April 13, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert F. Walsh, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 4/25/78

Z-4093  
Northeastern University  
70 Forsyth Street, Boston  
near Huntington Avenue

Two-story masonry structure

District(s):	apartment <u>H-3</u>	general business <u>        </u>	industrial <u>        </u>
	residential <u>        </u>	local business <u>        </u>	waterfront <u>        </u>
	single family <u>        </u>		manufacturing <u>        </u>

Purpose: to change occupancy from classrooms and health center to classrooms, laboratories, health center, day care center, and office.

Violation(s):

Section

Required

Proposed

8-7. A day care center is conditional in an H-3 institutional district.

Day care center will provide facilities for 40 children of employees and students of the University. FenPAC has no objection. Recommend approval.

VOTED: In reference to Petition No. Z-4093, brought by Northeastern University, 70 Forsyth Street, Boston, for a conditional use for a change of occupancy from classrooms and health center to classrooms, laboratories, health center, day care center, and office in an institutional (H-3) district, the Boston Redevelopment Authority recommends approval. Fenway Project Area Committee has no objection to this appropriate use.







Board of Appeal Referrals 4/13/78

Hearing: 4/18/78

Z-4114  
I & L Realty Trust  
42 Newmarket Square, Roxbury  
near Southampton Street

Two-story masonry structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial I-2  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to erect one-story addition to meat packing and office structure.

Violation(s):

Section

Required

Proposed

20-1. Rear yard is not provided.

12 ft.

0

23-5. Off-street parking is not provided on same lot as main use.

Railroad right of way abuts rear yard of this industrial property. Adequate parking is provided on adjacent site and directly opposite the facility. Recommend approval.

VOTED: In reference to Petition No. Z-4114, brought by I & L Realty Trust, 42 Newmarket Square, Roxbury, for two variances to erect a one-story addition to a meat packing and office structure in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval. Yard violation is minimized by abutting railroad right of way. Adequate parking is provided proximate to the site.



Z-4114  
42 NEWMARKET SQ  
(B.P.)

MARKET





Board of Appeal Referrals 4/13/78

Hearing: 4/18/78

Z-4116

Barry Goldman et al.

1163 Blue Hill Avenue, Mattapan

at Morton and Rhoades Streets

26,521 square feet of land

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-1 waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to erect eleven-story 200-unit elderly housing structure.

Violation(s):

Section		Required	Proposed
14-2.	Lot area is insufficient.	6.9 acres	26,521 sf
15-1.	Floor area ratio is excessive.	1	6
16-1.	Height of building is excessive.	35 ft. 3 stories	120 ft. 11 stories
17-1.	Open space is insufficient.		
18-1.	Front yard is insufficient.	20 ft.	0
19-1.	Side yard is insufficient.	10 ft.	8 ft.
20-1.	Rear yard is insufficient.	40 ft.	8 ft.
23-1.	Off-street parking is insufficient.	180 spaces	24 spaces

Proposed density is inappropriate; excessive height of structure would overwhelm the site. Registry of Motor Vehicles records indicate that the highest rate of accidents along Blue Hill Avenue occurs at the intersection of Morton Street. Lack of off-street parking would create congestion and demand for curb parking spaces, already in short supply in this area. Staff considers approximately 50 elderly units on the site, with design review proviso, to be more appropriate.  
Recommend denial.

VOTED: In reference to Petition No. Z-4116, brought by Barry Goldman et al., 1163 Blue Hill Avenue, Mattapan, for nine variances to erect an eleven-story 200-unit elderly housing structure in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed density is inappropriate; excessive height of structure would overwhelm the site. Registry of Motor Vehicles records indicate that the highest rate of accidents along Blue Hill Avenue occurs at the intersection of Morton Street. Lack of off-street parking would create congestion and demand for curb parking spaces, already in short supply in this area. Authority would be amenable to approximately 50 elderly units on the site with design review proviso.



Z-4116  
1163 BLUE HILL AVENUE  
(MATT.)





Board of Appeal Referrals 4/13/78

Hearing: 4/18/78

Z-4119

YMCA

1137 River Street, Hyde Park  
near Winthrop Street

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.5 \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from recreation and community center to  
recreation and community center - 9 children, special education  
school - 12 students, day care center - 16 children, special  
needs clinic - 20 children.

Violation(s):

Section

Required

Proposed

8-7. A day care center is conditional in an  
R-.5 district.

8-7. A special needs clinic is forbidden in an  
R-.5 district.

Proposed social services are consistent with YMCA occupancy for youth-oriented  
programs and will be available to children residing in Hyde Park, West Roxbury,  
and Roslindale. Recommend approval.

VOTED: In reference to Petition No. Z-4119, brought by  
the YMCA, 1137 River Street, Hyde Park, for a  
conditional use and a forbidden use for a  
change of occupancy from recreation and commu-  
nity center to recreation and community center,  
special education school, day care center, and  
special needs clinic in a residential (R-.5)  
district, the Boston Redevelopment Authority  
recommends approval. Proposed social services  
are consistent with YMCA occupancy for youth-  
oriented programs.





137 RIVER ST.  
(H.P.)  
Z-4119



Board of Appeal Referrals 4/13/78

Hearing: 4/18/78

Z-4120-4121

K. R. Real Estate Trust

Kenneth J. Roche, Trustee

1111-1113 Washington Street, Dorchester  
near Richmond Street

Two-story frame structure

District(s):	apartment	general business	industrial
	residential R-.5	local business	waterfront
	single family		manufacturing

Purpose: to combine buildings; to change occupancy from two two-family dwellings to two-family dwelling and rooming house.

Violation(s):

Section

Required

Proposed

8-7. Boarding house is conditional in an R-.5 district.

14-1. Lot area is insufficient.

2 acres

12,953 sf

Area contains mixed institutional, commercial, residential uses. Rooming facility would accommodate 16 persons. Abutters are not opposed.  
Recommend approval with provisos.

VOTED: In reference to Petitions Nos. Z-4120-4121, brought by K. R. Real Estate Trust, 1111-1113 Washington Street, Dorchester, for a conditional use and a variance to combine buildings and change occupancy from two two-family dwellings to two-family dwelling and rooming house in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the use be in the name of and extend to K. R. Real Estate Trust, Kenneth Roche, Trustee, only; that the permit expire upon sale, lease, of other disposition of the whole or any part of the building by the appellant; that the basement not be used for habitation and the facility be limited to 12 roomers; that adequate off-street parking be provided.





2-4120-21

111-113 WASHINGTON ST.  
(DOR.)

WM. GARY WALSH  
PLAYGROUND

ST. GREGORY'S  
CHURCH

GILBERT  
STUART  
EL. SCHOOL

FIRST  
METHODIST  
CHURCH OF  
DORCHESTER

BOSTON PUBLIC  
LIBRARY  
LOWER MILLS  
BRANCH

TANGLEWOOD  
RD



Board of Appeal Referrals 4/13/78

Hearing: 4/25/78

Z-4122

Juan and Lucina Valdes  
1415 Dorchester Avenue, Dorchester  
near Adams Street

2½-story frame structure

District(s): apartment \_\_\_\_\_ general business B-1 industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from funeral home to two-family dwelling.

Violation(s):

Section

Required

Proposed

14-1. Lot area is insufficient.

6,500 sf

4,701 sf

Proposal would return property to former use as a residence. Area deficiency would not have a significant impact. Recommend approval.

VOTED: In reference to Petition No. Z-4122, brought by Juan and Lucinda Valdes, 1415 Dorchester Avenue, Dorchester, for two variances for a change of occupancy from a funeral home to a two-family dwelling in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Proposal would return property to former use as a residence. Area deficiency would not have a significant impact.





Z-4122

1415 DORCHESTER AVE

(DOR.)



Board of Appeal Referrals 4/13/78

Hearing: 4/25/78

Z-4124 and Z-4130  
Joseph B. and Catherine B. Lombardi  
8 Shannon and 230 Washington Streets,  
Boston

Two-story frame structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.8 \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from barn to two apartments.

Violation(s):

Section

Required

Proposed

10-1.	Accessory parking is not allowed in required front yard nor within 5 feet of side lot line.		
14-2.	Lot area is insufficient.	9,500 sf	9,455 sf
14-5.	Unobstructed access is not provided.	15 ft.	0
19-1.	Side yard is insufficient.	10 ft.	6 ft.
20-1.	Rear yard is insufficient.	40 ft.	15 ft.
22-4.	Two or more dwellings on a lot shall be separated by yards of same minimum depth as if each were on separate lot.		

Proposal would severely overcrowd the lot, and excessive density would have a serious impact on this residential neighborhood. Parking plan is inadequate. Abutters and community are strongly opposed. Recommend denial.

VOTED: In reference to Petitions Nos. Z-4124 and Z-4130, brought by Joseph B. and Catherine B. Lombardi, 8 Shannon and 230 Washington Streets, Brighton, for seven variances for change of occupancy from a barn to two apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposal would severely overcrowd the lot, and excessive density would have a serious impact on this residential neighborhood. Parking plan is inadequate. Abutters and community are strongly opposed.





Z-4124 &

Z-4130

8 SHANNON &

230 WASHINGTON ST.

(BRI.)



Board of Appeal Referrals 4/13/78

Hearing: 5/2/78

Z-4126  
Alexander Lewilki  
194(r) Green Street, Jamaica Plain  
near Washington Street

2½-story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: to legalize carport accessory to one-family dwelling.

Violation(s):

Section

Required

Proposed

20-2. Accessory structure may not be erected  
within four feet of side lot line.

Carport has been constructed two feet from side lot line. Abutters  
have no objection. Recommend approval.

VOTED: In reference to Petition No. Z-4126, brought  
by Alexander Lewilki, 194(r) Green Street,  
Jamaica Plain, for a variance to legalize  
carport accessory to a one-family dwelling  
in a local business (L-1) district, the  
Boston Redevelopment Authority recommends  
approval. Violation has no adverse impact;  
abutters are amenable.



Z-4126

194(R) GREEN ST.  
(J.P.)





Board of Appeal Referrals 4/13/78

Hearing: 5/2/78

Z-4127  
Philip P. Connell  
66 Temple Street, West Roxbury  
near Tarleton Road

One-story masonry structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 manufacturing \_\_\_\_\_

Purpose: to change occupancy from plumbing shop and laundry to  
auto rental and sales; to erect sign.

Violation(s):

Section

Required

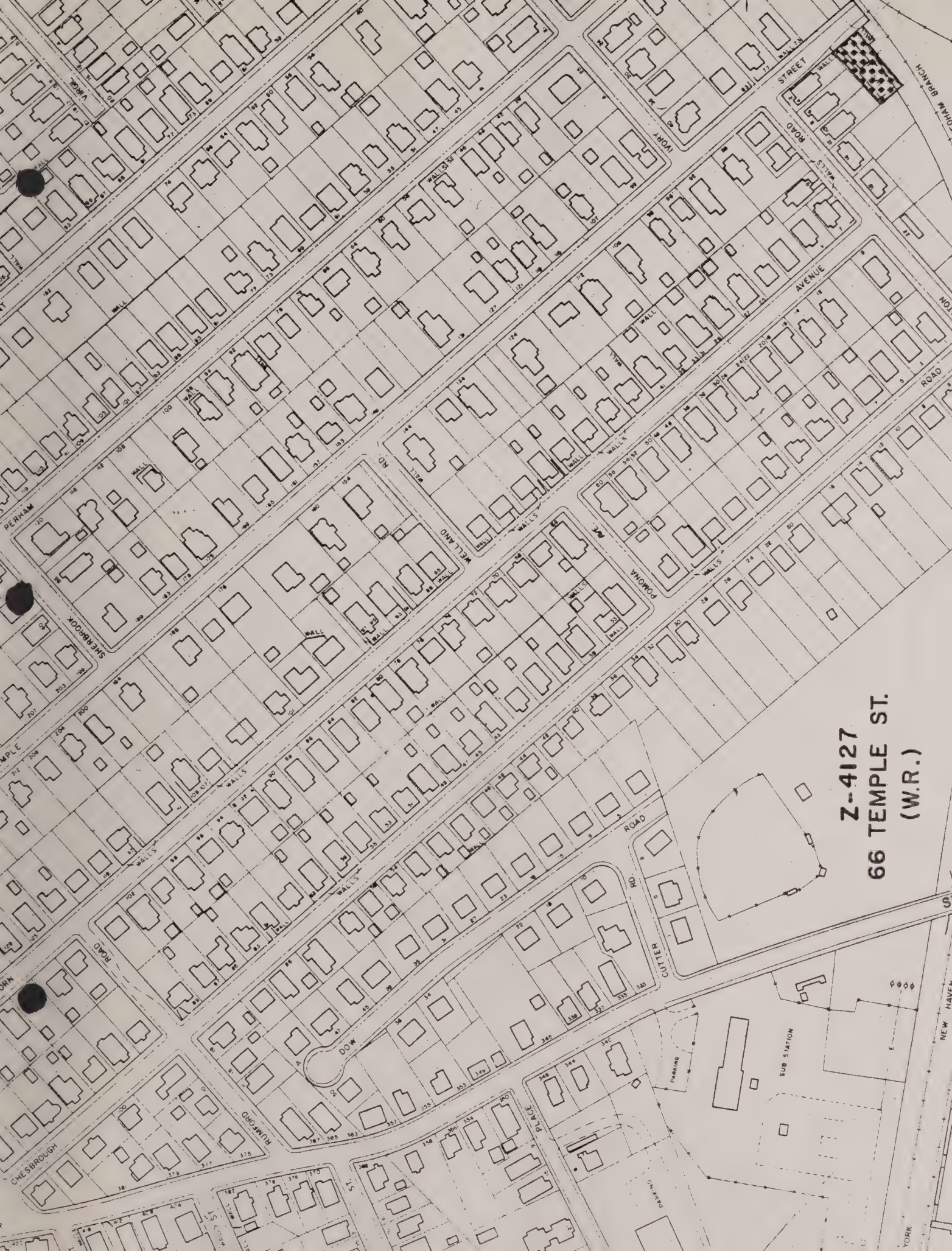
Proposed

- 9-2. A change is a nonconforming use requires  
Board of Appeal hearing. A rental agency  
and indoor sale and display for sale of  
new or used motor vehicles is forbidden  
in an S-.5 district.

Use is unwarranted in this single-family neighborhood. Location of  
driveway adjacent to railroad viaduct creates dangerous conditions for  
both pedestrian and vehicular traffic on narrow Temple Street. Proposal  
would also tend to intensify traffic on narrow one-way residential  
streets. Neighbors and Little City Hall are opposed. Recommend denial.

VOTED: In reference to Petition No. Z-4127, brought by  
Philip P. Connell, 66 Temple Street, West Roxbury,  
for a change of occupancy from plumbing shop and  
laundry to auto rental and sales in a single-  
family (S-.5) district, the Boston Redevelopment  
Authority recommends denial. Use is unwarranted  
in this single-family neighborhood. Location of  
driveway adjacent to railroad viaduct creates  
dangerous conditions for both pedestrian and  
vehicular traffic on narrow Temple Street. Pro-  
posal would also tend to intensify traffic on  
narrow one-way residential streets. Neighbors  
and Little City Hall are opposed.





Z-4127  
66 TEMPLE ST.  
(W.R.)



Board of Appeal Referrals 4/13/78

Hearing: 5/2/78

Z-4128  
Philip and Elizabeth Hui  
4-6 Greylock Road, Allston  
near Allston Street

2½-story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from two-family dwelling to three-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an R-.8 district.		
14-2. Lot area is insufficient.	8,000 sf	3,936 sf

Proposal is contrary to planning objective to stabilize residential density in this overcrowded area. Community opposition exists.  
Recommend denial.

VOTED: In reference to Petition No. Z-4128, brought by Philip and Elizabeth Hui, 4-6 Greylock Road, for a forbidden use and a variance for a change of occupancy from a two- to a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposal is contrary to planning objective to stabilize residential density in this overcrowded area. Community opposition exists.





Z-4128

4-6 GREYLOCK RD.  
(ALLSTON)



Board of Appeal Referrals 4/13/78

Hearing: 4/18/78

Z-4131  
Mario Corsi  
207 Cummins Highway, Roslindale  
at Ada Road

2½-story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to change occupancy from one-family dwelling and meeting rooms to meeting rooms, community center, and professional offices.

Violation(s):

Section

Required

Proposed

- 8-7. Professional offices are forbidden in an R-.5 district.

Office use is incompatible with and would detract from the predominantly residential nature of the neighborhood. Residents are opposed.  
Recommend denial.

VOTED: In reference to Petition No. Z-4131, brought by Mario Corsi, 207 Cummins Highway, Roslindale, for a forbidden use for a change of occupancy from one-family dwelling and meeting rooms to meeting rooms, community center, and professional offices in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Office use is incompatible with and would detract from the predominantly residential nature of the neighborhood. Residents are opposed.





Z-4131  
207 CUMMINS HWY.  
(ROS.)



Board of Appeal Referrals 4/13/78

Hearing: 4/18/78

Z-4138

Anthony J. Forte

109-111 Webster Street, East Boston  
near Cottage Street

One-story masonry structure

District(s): apartment H-1 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from business garage to repair shop—  
auto body garage and indoor display of two used cars;  
to install paint spray booth.

Violation(s):

Section

Required

Proposed

8-7. Sale of automobiles within a building is  
forbidden in an H-1 district.

8-7. Repair shop—auto body garage is forbidden  
in an H-1 district.

These automotive uses with their attendant noise and activity would have  
an adverse impact on this dense residential neighborhood. The repair  
facility is allowed only in manufacturing and industrial districts.  
Residents and Little City Hall have expressed opposition. Recommend  
denial.

VOTED: In reference to Petition No. Z-4138, brought  
by Anthony J. Forte, 109-111 Webster Street,  
East Boston, for two forbidden uses for a  
change of occupancy from business garage to  
repair shop—auto body garage and indoor  
display of two used cars in an apartment  
(H-1) district, the Boston Redevelopment  
Authority recommends denial. These automo-  
tive uses with their attendant noise and  
activity would have an adverse impact on  
this dense residential neighborhood. The  
repair facility is allowed only in manufac-  
turing and industrial districts. Residents  
and Little City Hall have expressed opposi-  
tion.





Z-4138  
109-111 WEBSTER ST.  
(E.B.)



